

092.0

0002

0020.0

Map

Block

Lot

1 of 1

Residential  
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

644,200 / 644,200

USE VALUE:

644,200 / 644,200

ASSESSED:

644,200 / 644,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		HEMLOCK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KURIHARA SOTO B CINTHYA	
Owner 2: JOO EDUARDO	
Owner 3:	
Street 1: 103 HEMLOCK ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: IRVING CHRISTINE A -	
Owner 2: -	
Street 1: 103 HEMLOCK ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02474	Type:		

NARRATIVE DESCRIPTION	
This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Vinyl Exterior and 1824 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																												
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family		6076		Sq. Ft.	Site		0	70.	0.99	5									421,594							421,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			
101		6076.000	222,600			421,600	644,200				
Total Card		0.139	222,600			421,600	644,200	Entered Lot Size			
Total Parcel		0.139	222,600			421,600	644,200	Total Land:			
Source:	Market Adj Cost			Total Value per SQ unit /Card:		353.18	/Parcel:	353.18	Land Unit Type:		

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	222,600	0	6,076.	421,600	644,200		Year end	12/23/2021
2021	101	FV	214,700	0	6,076.	421,600	636,300		Year End Roll	12/10/2020
2020	101	FV	214,700	0	6,076.	421,600	636,300	636,300	Year End Roll	12/18/2019
2019	101	FV	188,500	0	6,076.	427,600	616,100	616,100	Year End Roll	1/3/2019
2018	101	FV	188,500	0	6,076.	319,200	507,700	507,700	Year End Roll	12/20/2017
2017	101	FV	188,500	0	6,076.	289,100	477,600	477,600	Year End Roll	1/3/2017
2016	101	FV	188,500	0	6,076.	277,000	465,500	465,500	Year End	1/4/2016
2015	101	FV	188,500	0	6,076.	234,900	423,400	423,400	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IRVING CHRISTIN	49699-19		6/29/2007		410,000	No	No		
MOSCARITOLO JOS	27587-439		8/19/1997		191,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2016	862	Wood Dec	15,000				REBUILD DECK	
9/28/1998	679	Manual	6,800				SIDING/WINDOWS	

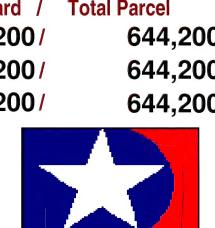
## ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
12/14/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
8/26/2007	MLS	HC	Helen Chinal
1/25/2000	Measured	264	PATRIOT
8/3/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



**EXTERIOR INFORMATION**

Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average	OF=BMT SINK.
A Bath:		Rating:	
3/4 Bath:	1	Rating: Good	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating: Fair	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5	BRs: 2
	Baths: 1	HB

**OTHER FEATURES**

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1962
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj \$ / SQ:	136.350
Other Features:	77440
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	273404
Depreciation:	50853
Depreciated Total:	222551
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	
Special Features:	0
Final Total:	222600
Val/Su SzAd	231.88

**MOBILE HOME**

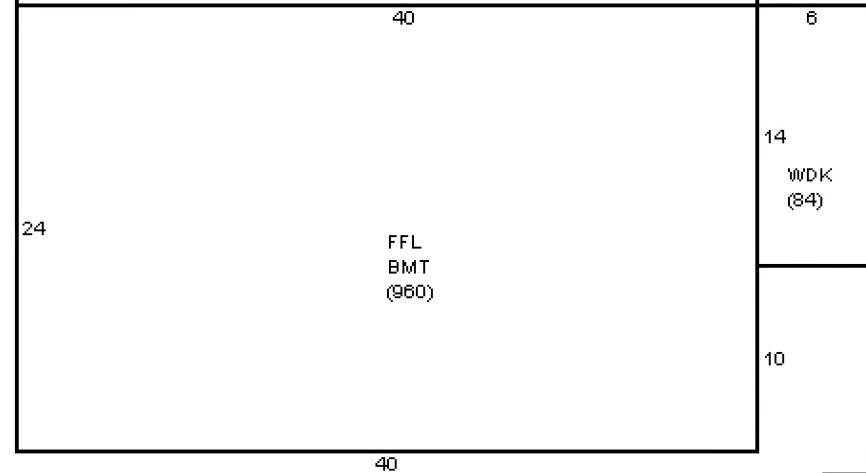
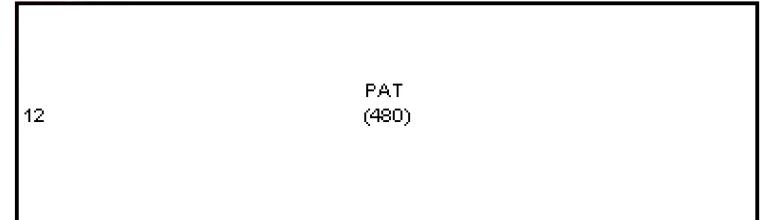
Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial #: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10x8	A	AV	2000	0.00	T	15.2	101						

**COMMENTS**

OF=BMT SINK.

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	960	64.830	62,241					
FFL	First Floor	960	136.350	130,896					
PAT	Patio	480	3.060	1,470					
WDK	Deck	84	16.160	1,357					
					Net Sketched Area:	2,484	Total:	195,964	
					Size Ad	960	Gross Area	2484	FinArea 1824

**IMAGE****AssessPro Patriot Properties, Inc**